

Decisions of the Finchley and Golders Green Area Planning Committee

20 July 2020

Members Present:-

Councillor Eva Greenspan (Chairman)
Councillor John Marshall (Vice-Chairman)

Councillor Melvin Cohen
Councillor Claire Farrier
Councillor Danny Rich

Councillor Shimon Ryde
Councillor Alan Schneiderman

1. MINUTES OF LAST MEETING

RESOLVED that the minutes of the meeting held on 15 July 2020 be agreed as a correct record.

2. ABSENCE OF MEMBERS (IF ANY)

None.

3. DECLARATION OF MEMBERS' DISCLOSABLE PECUNIARY INTERESTS AND NON PECUNIARY INTERESTS (IF ANY)

Councillor Melvin Cohen declared a non-pecuniary interest in relation to Agenda Item 8 by virtue of the fact that he was previously a Freemason and the applicant is a Freemason.

4. REPORT OF THE MONITORING OFFICER (IF ANY)

None.

5. ADDENDUM (IF APPLICABLE)

Items contained within the addendum, would be dealt with under individual agenda items.

6. 19/1901/FUL - COOPER HOUSE, 316 REGENTS PARK ROAD AND DOVE HOUSE AND GADD HOUSE ARCADIA AVENUE LONDON N3 2JX (FINCHLEY CHURCH END)

The Planning Officer introduced the report, which was considered by the Committee.

A statement was read out by the Governance Officer on behalf of Mr Nezh Can Aktürk. Mr Joe Henry, agent for the applicant, addressed the Committee.

Following the discussion of the report, the Chairman moved to the vote on the recommendations set out in the report to APPROVE the application subject to Section 106 Agreement.

Votes were recorded as follows:

| | |
|------------|---|
| For | 1 |
| Against | 5 |
| Abstention | 1 |
| Absent | 0 |

Gateway House has single aspect residential units in the elevation facing the application site. Members expressed concern with the proposed development's impact on the light levels to the windows and rooms on this elevation, as detailed in the committee report.

Following a discussion the Chairman moved a motion to REFUSE the application and was seconded by Cllr Farrier.

Votes were recorded as follows:

| | |
|------------|---|
| For | 6 |
| Against | 1 |
| Abstention | 0 |
| Absent | 0 |

CARRIED – it was resolved that the application is REFUSED on the grounds that the proposed development would, by reason of its size, scale, mass, height and siting, detrimentally impact the levels of light received by the neighbouring occupiers at Gateway House, No. 322 Regents Park Road, which would be harmful to the residential amenities of these occupiers. The application is therefore considered unacceptable and contrary to Policy DM01 of Barnet's Development Management Policies Document DPD (2012) and Barnet's Residential Design Guidance SPD (2016).

In addition, there is no legal agreement (Section 106) therefore no ability to secure obligations and contributions as outlined in Recommendation III of the report:

1 That if the above agreement has not been completed or Section 106 agreement has not been submitted by 30.11.2020, unless otherwise agreed in writing, the Service Director for Planning and Building Control REFUSE the application under delegated powers for the following reason(s):

1. The proposed development does not include a formal undertaking to meet the costs of the contributions to public street tree planting in the vicinity of the site. The proposal would therefore not address the impacts of the development, contrary to Policy DM01 of the Adopted Development Management Policies DPD.

2. The proposed development does not include a formal undertaking to mitigate the highways impacts of the proposed development and it is therefore

considered that it would have a detrimental impact on the free flow of traffic and parking provision contrary to policy CS9 of the Adopted Core Strategy and policy DM17 of the Adopted Development Management Policies DPD.

3. The proposed development does not include a formal undertaking to meet the costs of the required carbon off-set provision. The proposal would therefore not address the impacts of the development, contrary to Policy 5.2 of the London Plan (2016), Policy CS9 of the Local Plan Core Strategy (adopted September 2012) and Policy DM04 of the Adopted Development Management Policies DPD.

4. The proposed development does not include a formal undertaking to provide an SME-accessible workspace plan or late stage review mechanism regarding commuted sums in lieu of a Local Employment Agreement. The proposal would therefore fail to comply with Policy CS8 of Barnet's Core Strategy DPD (2012); Policy DM14 of Barnet's Development Management Policies Document DPD (2012), London Plan Policy 4.2, Barnet Local Plan SPD: Delivering Skills, Employment, Enterprise and Training from Development through S106 (2015) and Barnet Local Plan SPD: Planning Obligations (2013).

7. 20/1389/CON - EVE PAVILION UNIVERSITY COLLEGE SCHOOL SPORTS GROUND RANULF ROAD LONDON NW2 2BS (CHILDS HILL)

The Planning Officer introduced the report and the addendum.

Mr Daniel Shabetai, agent for the applicant, addressed the Committee.

Following the Committee's consideration of the report, the Chairman moved to the vote on the Officer recommendation to APPROVE the report.

Votes were recorded as follows:

| | |
|------------|---|
| For | 7 |
| Against | 0 |
| Abstention | 0 |

RESOLVED that the Committee approve the application AND the Committee grants delegated authority to the Service Director – Planning and Building Control or Head of Strategic Planning to make any minor alterations, additions or deletions to the recommended conditions/obligations or reasons for refusal as set out in this report and addendum provided this authority shall be exercised after consultation with the Chairman (or in his absence the Vice- Chairman) of the Committee (who may request that such alterations, additions or deletions be first approved by the Committee).

8. 19/4221/FUL - ACRE HOUSE 402 FINCHLEY ROAD LONDON NW2 2HR (CHILDS HILL)

The Planning Officer introduced the report and addendum. Description amended at meeting by omitting "Amended scheme: the scheme has been revised at second, third and fourth floors"

Dr Raph Dean, Mr Benjamin Choukroun and Ms Emma McBurney, agent for the applicant, addressed the Committee.

Following the Committee's consideration of the report, the Chairman moved to the vote on the Officer recommendation to APPROVE the report subject to conditions.

Votes were recorded as follows:

| | |
|------------|---|
| For | 6 |
| Against | 1 |
| Abstention | 0 |

RESOLVED that the Committee approve the application AND the Committee grants delegated authority to the Service Director – Planning and Building Control or Head of Strategic Planning to make any minor alterations, additions or deletions to the recommended conditions/obligations or reasons for refusal as set out in this report and addendum provided this authority shall be exercised after consultation with the Chairman (or in his absence the Vice- Chairman) of the Committee (who may request that such alterations, additions or deletions be first approved by the Committee).

9. ANY ITEM(S) THE CHAIRMAN DECIDES ARE URGENT

The meeting finished at 7.26 pm